

# HUNTERS®

HERE TO GET *you* THERE



## Sunderland Drive

Amblecote, Stourbridge, DY8 4LD





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Offers In The Region Of £308,000



## Front of The Property

To the front of the property there is a large block paved driveway, gated side access leading to rear garden and outside light.

## Entrance Hall

With a double glazed door leading from the front of the property, stairs to first floor landing, panelling, laminate floor and doors to various rooms.

## Lounge

16'0" x 11'5" (4.9 x 3.5)

With a door leading from entrance hall, bespoke media wall with fitted cabinetry and shelves, floating flame colour-changing electric fire, comfortable space for seating, useful storage cupboard, open to snug, recessed spotlights, built-in surround-sound system in the ceiling, laminate floor, double glazed bay window to front and a central heating radiator.

## Snug

9'6" x 7'6" (2.9 x 2.3)

Open from lounge and door leading to kitchen diner, recessed spotlights, double glazed french doors leading to rear garden and a central heating radiator.

## Kitchen

15'5" x 9'6" (4.7 x 2.9)

With a door leading from snug area and open to dining room, fitted with a range of matching wall and base units, worksurfaces with tiled splashback, stainless steel sink and drainer, space for Rangemaster-style cooker with stainless steel cooker hood over, integrated fridge freezer, dishwasher, plumbing for washing machine, recessed spotlights and double glazed windows and door to rear garden.

## Dining Room

8'6" x 7'6" (2.6 x 2.3)

Open from kitchen, space for dining table and a central heating radiator.

## Study

7'6" x 6'2" (2.3 x 1.9)

With a door leading from entrance hall, space for home working, feature timber media wall, laminate floor, double glazed window to front and a central heating radiator.

## WC

With a door leading from entrance hall, WC, wash hand basin, tiled splashback, laminate floor, double glazed window to front and a central heating radiator.

## Landing

With stairs leading from entrance hall, panelling, loft access leading to a partly boarded loft with ladders and doors to various rooms and storage cupboard.

## Bedroom One

12'9" x 9'2" plus built-in storage (3.9 x 2.8 plus built-in storage)

With a door leading from landing, built-in storage cupboards, panelling, wall lights, laminate floor, double glazed window to front and a central heating radiator.

## Bedroom Two

9'6" x 8'6" (2.9 x 2.6)

With a door leading from landing, double glazed window to rear and a central heating radiator.

## Bedroom Three

9'6" x 6'2" (2.9 x 1.9)

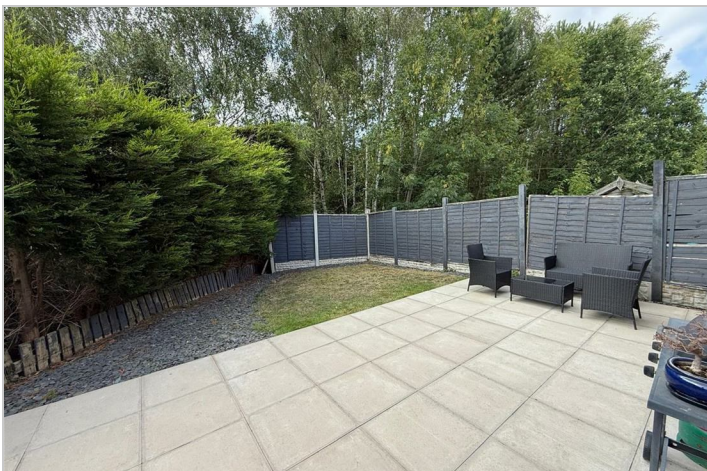
With a door leading from landing, fitted clothes rails, bespoke storage, double glazed window to rear and a central heating radiator.

## Bathroom

With a door leading from landing, P-shaped bath with shower over, fitted shower screen, WC, wash hand basin, tiled walls and floor, recessed spotlights, double glazed window to side and a central heating radiator.

## Garden

With double glazed doors leading from snug and kitchen to a patio seating area, well maintained lawn, decorative slate, decked seating area, garden shed, outside light and gated side access leading to the front of the property.



A map of the Audnam area in Lincolnshire. A red pin marks the location of the property on Brettell Ln. The map shows surrounding streets including Church St, Hillfields Rd, and High St. Other nearby locations are Wordsley, Audnam, and Amblecote. The Google logo and 'Map data ©2025' are visible at the bottom.

GROUND FLOOR

1ST FLOOR

SNUG AREA

KITCHEN

LOUNGE

STORAGE

DINING ROOM

STAIRS

STUDY

WC

ENTRANCE HALL

UP

DOWN

BEDROOM

BEDROOM

BATHROOM

LANDING

STAIRS

STORAGE

STORAGE

STORAGE

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Please contact our Hunters Stourbridge Office  
on 01384 443331 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current		86
Potential	74	

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Current		
Potential		

**England & Wales**

EU Directive 2002/91/EC

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